

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



West Central Iowa Regional Board of REALTORS®

Includes Adair, Adams, Audubon, Carroll, Cass, Clarke (West of I-35), Crawford, Decatur (West of I-35), Fremont, Greene, Guthrie, Harrison, Monona, Montgomery, Page, Ringgold, Shelby, Taylor and Union Counties

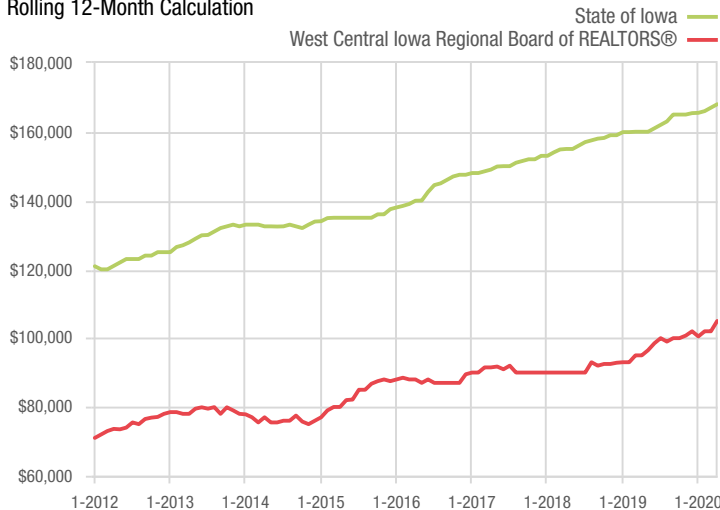
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	238	157	- 34.0%	650	667	+ 2.6%
Pending Sales	168	116	- 31.0%	497	468	- 5.8%
Closed Sales	150	105	- 30.0%	416	395	- 5.0%
Days on Market Until Sale	139	97	- 30.2%	126	103	- 18.3%
Median Sales Price*	\$94,000	\$125,900	+ 33.9%	\$93,500	\$103,500	+ 10.7%
Average Sales Price*	\$135,736	\$149,053	+ 9.8%	\$128,650	\$127,748	- 0.7%
Percent of List Price Received*	93.0%	94.1%	+ 1.2%	93.6%	93.8%	+ 0.2%
Inventory of Homes for Sale	746	684	- 8.3%	—	—	—
Months Supply of Inventory	5.5	4.9	- 10.9%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	8	3	- 62.5%	13	23	+ 76.9%
Pending Sales	2	3	+ 50.0%	3	15	+ 400.0%
Closed Sales	1	4	+ 300.0%	2	15	+ 650.0%
Days on Market Until Sale	71	182	+ 156.3%	41	102	+ 148.8%
Median Sales Price*	\$42,500	\$187,000	+ 340.0%	\$183,750	\$112,900	- 38.6%
Average Sales Price*	\$42,500	\$213,125	+ 401.5%	\$183,750	\$140,647	- 23.5%
Percent of List Price Received*	89.5%	91.3%	+ 2.0%	91.2%	92.5%	+ 1.4%
Inventory of Homes for Sale	13	21	+ 61.5%	—	—	—
Months Supply of Inventory	7.2	6.6	- 8.3%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

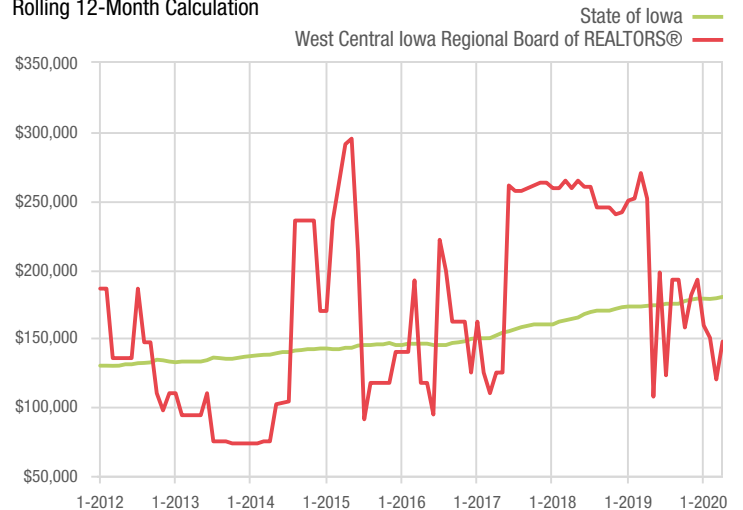
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.